179.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,700 / 723,700
					USE VALUE:	723,700 / 723,700
					ASSESSED:	723,700 / 723,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LUBLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEJADO-IMAM BADRE
Owner 2:	TEJADO SARA TERESA
Owner 3:	
Street 1:	14 LUBLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY JULIANN M. -
Owner 2:	-
Street 1:	14 LUBLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,392 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4392.000	336,900	600	386,200	723,700
Total Card	0.101	336,900	600	386,200	723,700
Total Parcel	0.101	336,900	600	386,200	723,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.16 | /Parcel: 471.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121237

GIS Ref

GIS Ref

Insp Date 11/08/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0001-0001.0

!14051!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,700	600	4,392.	386,200	723,500	723,500	Year End Roll	12/18/2019
2019	101	FV	326,500	700	4,392.	380,700	707,900	707,900	Year End Roll	1/3/2019
2018	101	FV	180,400	0	4,392.	292,400	472,800	472,800	Year End Roll	12/20/2017
2017	101	FV	180,400	0	4,392.	275,900	456,300	456,300	Year End Roll	1/3/2017
2016	101	FV	180,400	0	4,392.	253,800	434,200	434,200	Year End	1/4/2016
2015	101	FV	169,500	0	4,392.	237,300	406,800	406,800	Year End Roll	12/11/2014
2014	101	FV	169,500	0	4,392.	218,500	388,000	388,000	Year End Roll	12/16/2013
2013	101	FV	166,000	0	4,392.	218,500	384,500	384,500		12/13/2012

PRINT

Date	Time
12/11/20	03:56:01

LAST REV

Date	Time
11/01/18	15:44:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY JULIAN	70337-41		12/5/2017		780,000	No	No		
CARNEY JOHN	60996-152		1/17/2013		450,000	No	No		
CLARK LAWRENCE	60537-135		11/20/2012	Estate/Div	330,000	No	No		
	11845-353		6/15/1970		21,000	No	No		N

USER DEFINED

Prior Id # 1:	121237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2012	1538	Alterati	27,500	C				
9/3/1997	515	Manual	6,100					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	Measured	DGM	D Mann
11/8/2017	Left Notice	DGM	D Mann
4/12/2013	Info Fm Prmt	MM	Mary M
1/14/2009	Measured	345	PATRIOT
11/30/1999	Meas/Inspect	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4392		Sq. Ft.	Site		0	70.	1.26	6									386,231						386,200	

Total AC/HA: 0.10083 | Total SF/SM: 4392 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,231 | Spl Credit | Total: 386,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.33917296
Adj $ / SQ:	189.828
Other Features:	94040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377746
Depreciation:	40797
Depreciated Total:	336950

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

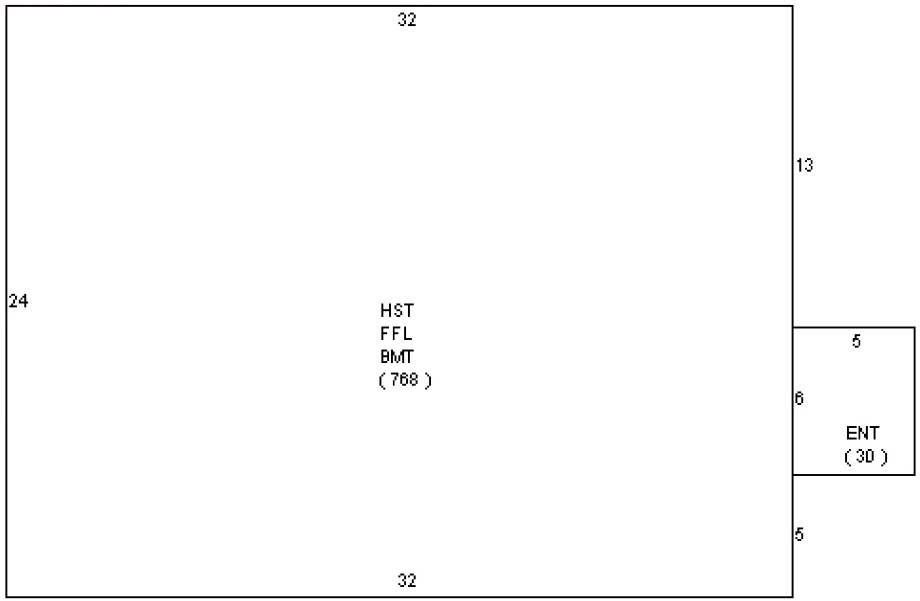
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.83
Special Features:	0	Val/Su Net:	172.77
Final Total:	336900	Val/Su SzAd	292.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	83.290	63,964
FFL	First Floor	768	189.830	145,788
HST	Half Story	384	189.830	72,894
ENT	ENTRY	30	35.350	1,061

Net Sketched Area:	1,950		Total:	283,707	
Size Ad	1152	Gross Are	2334	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X14	A	AV	2010	4.93	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600